

RETAIL UNIT TO LET

jackson
criss

West End House, 11 Hills Place
London W1F 7SE

+44(0)20 7637 7100
www.jacksoncriss.co.uk

BOURNEMOUTH: 21 COMMERCIAL ROAD, THE AVENUE CENTRE



TO LET

New effectively full repairing and insuring lease for a term to be agreed.

RENT

£75,000 pax

FLOOR AREAS

Ground Floor:

SQ FT

2,754

SQ M

255.85

SERVICE CHARGE

£22,717.93 pax

EPC

The Energy Performance Asset Rating for the property is available upon request.

RATEABLE VALUE

£161,000

Occupiers will be entitled to 100% rates relief for the 2020/21 period.

PLANNING

Class E

SUBJECT TO CONTRACT
SUBJECT TO VACANT POSSESSION



- Nearby retailers include **Primark, Superdrug, Zara** and **JD Sports**.
- Under the new E Use Class the property could be used as a **shop, café, restaurant, nursery** or **gym** without the need for a planning application.

IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

RETAIL UNIT TO LET

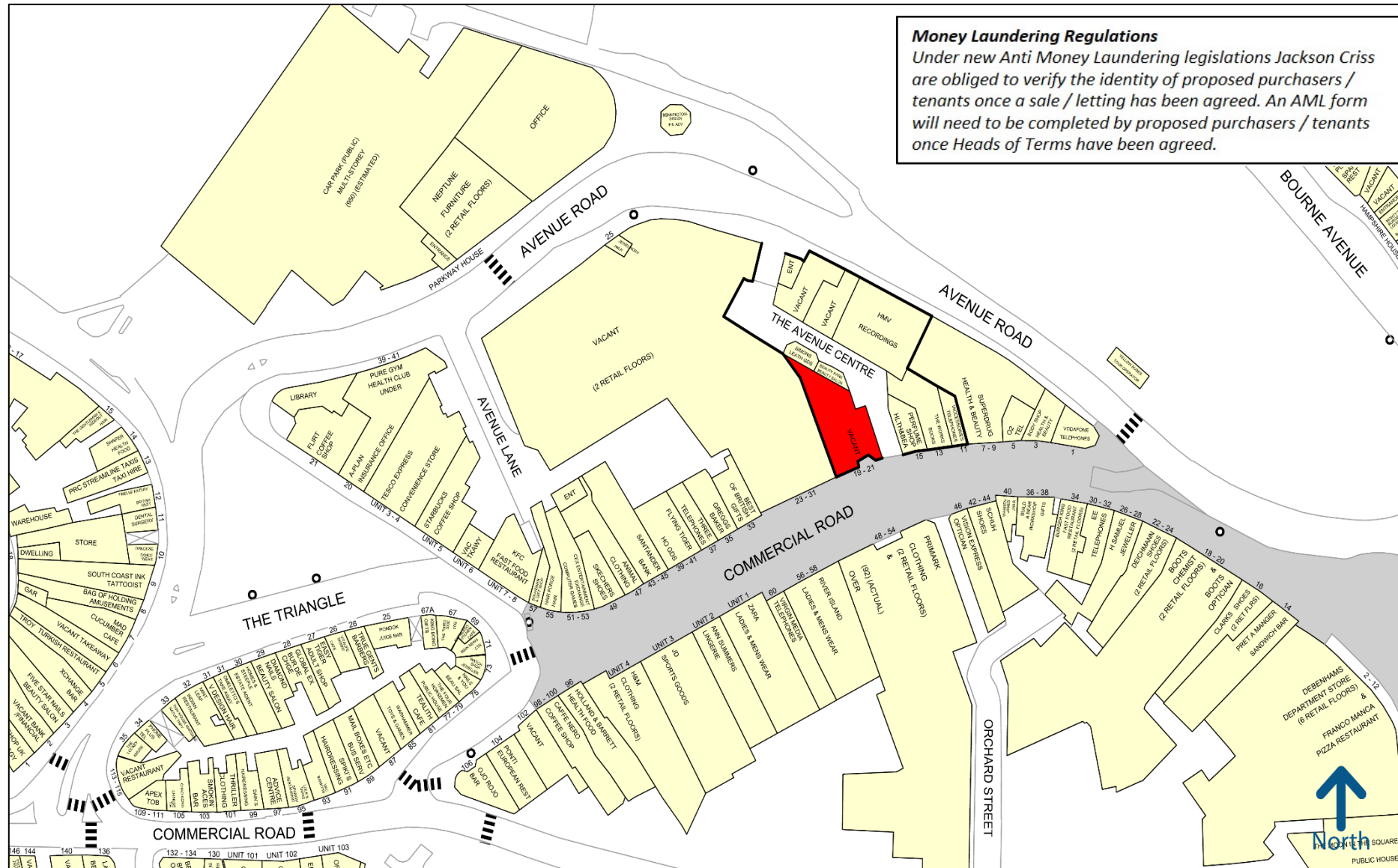
**jackson
criss**

West End House, 11 Hills Place
London W1F 7SE

+44(0)20 7637 7100
www.jacksoncriss.co.uk

Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



VIEWING

All enquires to:

Adam Rawcliffe
arawcliffe@jacksoncriss.co.uk
020 7637 7100

Joint Agent

Goadsby

Grant Cormack
Grant.Cormack@goadsby.com
01202 550 135

ZARA PRIMARK®



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.